

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

LANDS – Government lands – Visakhapatnam District, Munagapaka (M), T.Sirasapalli Village – Allotment of Government land to an extent of Ac.70.98 cents in Sy. No.139 of T.Sirasapalli Village in favour of “APIIC Limited, Visakhapatnam” for establishment of “Industrial Park” on payment of Rs.10,00,000/- per acre subject to certain conditions - Orders – Issued.

Revenue (Assn.II(1) Department

G.O.MS.No. 2

Date: 03-01-2015.

READ: the following:-

- (1) From the District Collector, Visakhapatnam Rc.No.1844/2010 E2, Dated 31.1.2012, addressed to the CCLA, Hyderabad.
- (2) From the District Collector, Visakhapatnam Rc.No.1844/2010 E2, Dated 18-04-2012, addressed to the CCLA, Hyderabad.
- (3) From the Special CS and CCLA, AP Hyderabad. Lr.Ref.No. B3/660/2012, dated 27.01.2014, together with the Minutes of the APLMA Meeting held on 10-01-2014.

-:O:-

ORDER:-

In the reference 1st read above, the District Collector, Visakhapatnam, has reported that the Zonal Manager, Special Projects Zone, APIIC Limited, Visakhapatnam has filed a requisition for alienation of the Government land to an extent of Ac.70.46 cents in Sy. No.139 of T.Sirasapalli (V), Munagapaka (M) for establishment of Industrial Park. The requisition was sent to the Tahsildar with a request to submit regular alienation proposals in full shape through the RDO, Visakhapatnam for submission to the Special CS and CCLA for approval. The RDO, Visakhapatnam has submitted alienation proposals as detailed below.

(1) Publication of A1 Notice:

The lands are divided into 2 villages namely Venkatapuram and T.Sirasapalli and the land under proposal lies in T.Sirasapalli Village. A1 Notice as required was published in the locality by the Tahsildar, Munagapaka on 10.6.2010 and reported that no objections have been received for the above proposed alienation.

(2) Sub-division records:

The survey sub division records were prepared and that the extents and notations as per the scrutinized records are adopted in the alienation proposals. The new survey numbers are assigned as 342/1 to 5, 343/1 to 12, 344/1 to 15 and 345/1 to 8 and 346/1 to 12 comprising the total extent of Ac.70.98 cents;

(3) Local Body Resolution:

The Gram Panchayat T.Sirasapalli on 25.6.2010 has passed Resolution No.7 for alienation of the Government land to the APIIC Limited for establishment of Industrial Park / Expansion of JN Pharma City. The subject land is earmarked for establishment of Industrial Park.

(4) Classification:

The classification of land stands classified as ‘Hill Poramboke’ / Government poramboke and Vagu Poramboke as per the revenue records.

(5) Inspection Records:

The land was inspected by the Joint Collector, Visakhapatnam on 11.11.2011 along with the Tahsildar, Munagapaka and the Revenue Divisional Officer, Visakhapatnam and observed that there are some encroachments in the said land by way of Cashew Topes, Casurina Plants and other kinds of trees and the Tahsildar, Munagapaka was issued instructions to enumerate the details of encroachers and to take steps for resumption of the land as per the rules and also to send proposals for payment of exgratia to the encroachers as per G.O. Ms. No.61 Industries and Commerce Department dated 31.1.2007;

(p.t.o.)

(6) Market Value:

The Tahsildar Munagapaka and the RDO Visakhapatnam have taken into consideration of the sales took place in the adjacent lands of the preceding 3 years and proposed a rate of Rs.6.00 lakhs per acre and recommended the market value as above for the lands under alienation proposal.

2. The District Collector, Visakhapatnam has therefore submitted the alienation proposal to an extent of Ac.70.98 cents as per the scrutinized extent in Sy. No.342/1 to 5, 343/1 to 12, 344/1 to 15 and 346/1 to 12 carved out from Sy. No.139 of T.Sirasapalli Village of Munagapaka (M) as required by the APIIC Limited for establishment of Industrial Park and requested for approval of the alienation proposal.

3. In the reference 3rd read above, the Spl.CS & CCLA, Hyderabad has reported that the proposals of the District Collector, Visakhapatnam have been placed in the APLMA meeting held on 26.4.2013. It was deferred for want of further record of enquiry from Collector, as per the guidelines issued vide CCLA's Letter No.B1/457/2011, dated 8.2.2013. The District Collector, Visakhapatnam has submitted further report vide his letter dated. 28.9.2013, as detailed below:

- (A) The land proposed for alienation in Sy. No.139 is classified as "Konda Poramboke" having an extent of Ac.421.50 cents. Subsequently, sub division records were prepared for land measuring to an extent of Ac.70.98 cents by assigning new Sy. Nos. i.e. 342/1 to 5, 343/1 to 12, 344/1 to 15 and 346/1 to 12 and submitted proposals for alienation in favour of APIIC. Since the said new Survey Numbers carved out from Sy. No.139 which is classified as "Konda Poramboke" and therefore the classification of the new Survey No. Sub Division is one and the name i.e. "Konda Poramboke".
- (B) The T.Sirasapalli Village and some other villages are covered under VUDA limit that due to declaration of these lands as Industrial Zone Development Plan, the D-Form pattas were not given. As such the question of giving D-Form pattas in the above land does not arise;
- (C) Earlier the RDO-Visakhapatnam / Tahsildar, Munagapaka have reported that there were 98 encroachers in an extent of Ac.66.18 cents in the said S. No. from the year 1990 and that the remaining land of Ac.4.80 cents is covered by small streams and Katcha road on ground. The land under encroachment is covered by Horticulture nature like Cashew tope, Mango trees, Jack trees and Needu trees. Besides the above trees there are some trees like Neem Teak, Acatia in forest nature in the said land. The Horticulture Department have estimated the tree value to an amount of Rs.32,19,946/- and that there are no structures on the land under proposal. The Tahsildar has reported that no D-Pattas were issued in the said land and the question of payment of exgratia does not arise whereas, the encroacher's names were recorded in andangal and 4-C Register. "As such, he recommended for payment of exgratia to the encroachers".

4. The Special CS and CCLA has further reported that, the Principal Secretary to Government, Industries & Commerce Department vide their Memo. No.72/INF/A1/2013, dated 26.4.2013 has furnished 'vetting' in Annexure-XI, duly recommending the Collector's proposal, to an extent of Ac.70.98 cents in Sy. No.139 of T.Sirasapally (V), Munagapaka Mandal in favour of APIIC Limited for establishment of "Industrial Park".

5. The Special CS and CCLA has further stated that the above proposal has again placed before the APLMA meeting held on 10.01.2014 for taking a decision in the matter. The APLMA has examined the alienation proposal submitted by the District Collector, Visakhapatnam in favour of APIIC for the purpose of establishment of Industrial Park to an extent of Ac.70.98 cents, situated in Sy. No.139 of T.Sirasapally (V), Munagapaka (M), Visakhapatnam District and decided to recommend to Government to allot the land on lease basis for (33) years on payment of 10% rent on Rs.10,00,000/- per acre per year, and shall be enhanced in every block period of (5) years, increasing up to 10% on the present rent, in favour of APIIC. The APIIC in turn will allot to user agencies on lease basis for development of industries and recommended for payment of ex-gratia to the encroachers as per G.O. Ms. No.571, dated 14.9.2012 read with G.O. Ms. No.1307 dated 23.12.1993, and also recommended to pay the value of the trees as per Horticulture Department recommendations.

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6. Government have examined the proposals in detail and decided to alienate the proposed lands in favour of APIIC for establishment of Industrial Park and further, subject to utilize the land by the APIIC as per the existing Government orders.

7. Accordingly, Government hereby order to alienate the Government land admeasuring Ac.70.98 cents, situated in Sy. No.139 of T.Sirasapally (V), Munagapaka (M), Visakhapatnam District in favour of the Zonal Manager, Special Projects Zone, APIIC Limited, Visakhapatnam for establishment of Industrial Park, on payment of Rs.10,00,000/- (Rupees Ten Lakhs only) per acre, and to utilize the land as per the existing Govt. orders, subject to payment of ex-gratia to the encroachers, as per the guidelines issued in G. O. Ms. No.571, Revenue (Assn.) Department, dated 14.9.2012 read with G.O. Ms. No.1307, Revenue Department, Dated 23.12.1993, and also to pay the value of the trees as per the recommendations of the Horticulture Department, and also subject to following conditions, in addition to the usual conditions under BSO-24.

(1) The land shall be utilized for the purpose which it is allotted within three years of the orders of the alienation.

(2) The alienee shall submit an annual report before 31st March on the progress of utilization of the subject land to the District Collector.

(3) The land will be resumed to Government in the event of failure to comply with the terms and conditions of alienation.

8. The Spl.CS & CCLA, AP., Hyderabad/ the District Collector, Visakhapatnam shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C. SHARMA

PRINCIPAL SECRETARY TO GOVERNMENT (FAC)

To

The Spl.CS & CCLA, AP., Hyderabad.

The District Collector, Visakhapatnam.

The Zonal Manager, Special Projects Zone,
APIIC Limited, Visakhapatnam, Visakhapatnam Dist.

Copy to:

The Principal Secretary to Govt.,
Industries & Commerce (INF) Department.

The General Administration (Cabinet) Dept.
(With reference to C.R. No.106/ 2014, Dated: 19-12-2014)

The Finance (Exp.Revenue) Dept.

The PS to Prl.Secy.to C.M.

The PS to C.S.

The OSD / PS to Dy.C.M.

The PS to Prl.Secy., Revenue.

The R.D.O., Visakhapatnam.

The Tahsildar, Munagapaka Mandal, Visakhapatnam Dist.

The S.F.

//FORWARDED:: BY ORDER//

SECTION OFFICER